

## \$150,000,000 FOR FOUR MONTHS OF BUILDING BOOM

Metropolitan Projects Break  
Records, With \$124,300,000  
in Greater City.

Builders in the metropolitan district crossed \$150,000,000 this week in estimated outlays on plans filed since the first of the year.

Their activity establishes new high volume record. The force of the boom is illustrated by comparison with the work for the corresponding period last year when their plans called for but \$45,000,000.

Home building in suburban sections is held well above its normal proportion to the total, but in Manhattan and the congested city districts of Brooklyn, the Bronx and Jersey City, where large apartment structures are most in demand, there is very little work under way. This is traced directly to high rates for money and the difficulty of getting loans on reasonable terms for such projects. City building of multi-family houses of the type urgently needed has been carried on in the past almost exclusively by speculative builders who invest only a small percentage of their own funds in the operations and borrow the rest. The money market has shut them out entirely and there seems to be no other class of builders to take their place. In fact, the old builders have made the rent crash worse by using their capital in the speculative purchase of completed houses and raising rents in order to sell them at a quick profit.

### \$124,300,000 FOR BUILDING IN GREATER CITY.

In the Greater City, building plans filed for the year to date call for an outlay of \$124,300,000 in comparison with \$28,200,000 for the corresponding period last year. In Manhattan where the total is practically all for business use, the outlay is \$66,500,000, of which nearly \$16,500,000 is for alterations. This compares with the 1919 figures of \$9,750,000 for new structures and \$5,500,000 for alterations.

Brooklyn comes next with \$21,850,000, the alterations calling for \$4,750,000. Plans a year ago totaled \$15,500,000 for new buildings and \$2,500,000 for alterations.

Queens runs well ahead of the Bronx with \$16,500,000, of which \$1,500,000 is for alterations. Its total a year ago fell short of \$6,000,000 new structures and \$600,000 alterations.

Bronx plans call for \$8,375,000, with \$275,000 alterations. Its total a year ago fell short of \$2,450,000 new buildings and \$300,000 alterations.

Richmond has crossed \$7,000,000 by more than \$75,000, the alterations being \$125,000. This is just double last year's volume.

### TURNING TOWARD BIG RUSH OF HOME BUILDING.

Although plans filed and contracts awarded show a discouraging preponderance of business over residential projects, latest work of architects and promoters reveals a rapidly increasing volume of the much required housing. P. W. Dodge Company reports covering one week, showing nearly 500 new projects at an estimated outlay of \$22,000,000, record over \$20,000,000 as residential, but mainly of the private dwelling type. The normal proportion of housing is about 20 per cent. of the total, although until the past two weeks it has not averaged 20 per cent.

S. W. Straus, who is financing some of the largest projects in the city and other cities, says the shortage of homes throughout the country not only adds to the financial burdens of many classes of people but has a general disturbing effect which fosters unrest and contributes to lack of production.

"A recognition of this fact," said he to-day, "some of the largest industrial concerns are moving to solve the housing problem among their employees through various projects, the most promising being based on installment mortgages which call for an initial payment of 10 per cent. of the cost of the home, the balance in monthly sums during a period of ten years, the total to be just what the cost stands the corporation. Such plans will help general industrial conditions for as long as the quota of homes is below normal we will be subjected to the dangers of underproduction and unrest."

President Allan Robinson of City and Suburban Homes Company, who was manager of the operative division of the United States Housing Corporation during the war, with projects for expenditures over \$100,000,000, declares the housing problem cannot be solved except by the production of houses in bulk and the sale of homes by blocks to the nation's industrial population. He says big industrial concerns are being forced to undertake such operations in both West and East and that private investors are being attracted to look for unprecedented bulk home building in the form of communities during the next five years.

### WIDOW CANNOT RENT HOME.

Landlords Refuse Because She Has  
Seven Children.

Forced to move from her home at No. 185 Coney Island Ave., Brooklyn because the landlord has sold the house, Mrs. Margaret Traynor, a widow and mother of seven children, the youngest five and the oldest eighteen, has tried for more than two months to find another but always she is met with the timeworn "No, madam; we do not allow children in this house."

Mrs. Traynor is a State pensioner and can afford to pay a moderate rent, but because of the children, no landlord will rent rooms to her. For eight weeks she has walked the streets seven hours a day in search of rooms. Mrs. Traynor said last night, Municipal Court Judge Boyce in December gave Mrs. Traynor a month to find another home, and when told that this was impossible for she refused to leave her children, she was told that she was seriously ill, and Mrs. Traynor said last night she is heartbroken.

## Answers to Rent Queries; New Laws Explained for Evening World Readers

The Evening World has obtained the services of a lawyer with long experience in landlord and tenant cases to answer questions arising under the new laws against rent profiteering. If you are having any difficulty with your landlord, or if you think your rental is being increased unreasonably, state your case briefly to the Rent Editor of The Evening World and an answer will be printed in this column.

Following are the questions and answers for to-day:

A. L. C.—On May 15, 1919, I was raised to \$23 and on Oct. 15 of the same year I was raised to \$24. In April, 1920, the house was sold to the present landlord. On May 4 I was notified my rent would be increased May 15 to 25 per cent. of what I paid in October. Please let me know what to do.

Answer—If you pay the last increase you will have been increased more than 25 per cent. in a year, which the law presumes to be oppressive and unjust. Suggest to your landlord that you pay an increase of 25 per cent. of \$23 and if he doesn't accept you may allow the matter to be adjusted in court.

M. M. S.—On April 1, 1919, my rent was raised from \$19 to \$21 and on Oct. 1, 1919, it was raised to \$25. By May 1 I was up to \$30 a month, but refused to pay the last increase. I offered 25 per cent. of \$21, which the landlord accepted. I have been served with notice to get out by June 1. We have no heat or hot water and have to do our own janitor service. What advice?

Answer—Since the landlord has accepted the increase you offered, some Judge hold he is bound to it for a year; others that the case is still open. Do not leave your apartment until the landlord has forced the matter into court. It is probable you will get a favorable decision.

E. L. Z.—My landlord has written me demanding that I let him know by May 15 whether I will sign a lease next October at a 25 per cent. increase over what I am paying now. Can he compel me to do this? I really don't know what I will do next October.

Answer—No; he cannot compel you to do so unless there is a clause in this year's lease which provides for some such notice.

A. W.—Two years ago I made a lease with my landlord which expires this October. I have the privilege of renewing for two more years on the same conditions, according to a clause in the lease. The landlord claims he is entitled to an increase of 25 per cent., notwithstanding the provisions of the lease. Can he raise me?

Answer—This is a disputed point among Municipal Judges. Some hold he cannot raise you. Your best plan would be to find out the opinion of the Judge for your district and be governed accordingly.

J. C. A.—Kindly let me know if I have any redress in this case. In April, 1919, my rent was \$21, and in May, 1920, it was raised to \$28, which we have paid.

Answer—Some Municipal Judges hold that since you have paid the increase you are bound to pay it for a year; others hold under the law providing for an equitable rental you can yet have it adjusted. It would be wise to learn the opinion of the Judge for your district and be governed accordingly.

J. B.—In October, 1919, I signed a year's lease at \$70. I am just in receipt of a letter from a law firm stating that the property has been sold and saying it wishes to remain I must pay \$1,300 annually beginning Oct. 1, 1920. I do not believe the house was sold, and think it a mere trick to get me out higher. My understanding of the law is that rents cannot be raised more than 25 per cent. over what they were a year before unless the landlord shows he needs a greater advance.

Answer—Your understanding of the law is correct, and this is the law which would apply to your case. Do not sign the new lease, but let the landlord show in court the necessity for the increase.

M. C. B.—On April 1, 1919, our rent was \$18 and by February, 1920, it had been raised to \$22, and now the owner informs me he will raise it to \$25. Is he justified in so doing? He has not done any cleaning in seven years, and goodness knows the place needs it.

Answer—The law presumes an increase of more than 25 per cent. over the amount you paid the year previous to be unjustified and oppressive. This would apply to your case. Refuse to pay the last raise and make the landlord prove in court he is fair in asking it.

P. P. C.—On May 1, 1919, my rent was raised to \$20 by a new landlord and in October of that year it was raised to \$23. The house was sold again and the new owner made the rent \$43. The matter was adjusted before the Mayor's Committee, a rental of \$23 being fixed. The house is sold again and June 1 the rent will be \$43. The new landlord says he bought the house in consideration of the raise and he is going to raise us in October again. What recourse have we?

Answer—The raise, including the last one, is almost 50 per cent. and the law looks upon it as oppressive and unjust. Withhold payment of the last increase and have the matter adjusted in court. If the case goes against you the landlord cannot evict you. A proper rental will be fixed.

E. M. A.—I notified my tenant to

vacate her floor, as I need another room for my son, and my married brother has agreed to take the remaining rooms. I gave her over two months' time to look for something else. If she does not go by June 1, can I put her out?

Answer—You can institute eviction proceedings against her, but if she cannot find another apartment in the neighborhood it is probable she would be given anywhere from thirty to sixty days to find another place.

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THE BORDEN COMPANY

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EAGLE BRAND  
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"The MILK that  
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THERE is no reason why you cannot enjoy your morning cup of Coffee or Cocoa, if you have "Eagle Brand" in the house. It makes you independent of any sugar shortage.

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**Hatch**

There is no chance of profiteering in my business. I sell my specialties at the same percentage of profit as I always have. If the cost of ingredients goes up, as sugar and other things have, I adjust my prices accordingly, always remembering that I am entitled to a just profit for knowing how to prepare Salto-Nuts and Chocolate differently from anybody else.

I don't suppose you regard my specialties as necessities, such as bread, butter, groceries, meats, clothes, shoes, etc.—but you ought to regard them as necessary to your happiness, and many of you do, because my business is growing all the time at my four stores—three on the west side of Broadway, near 30th, 45th and 99th Streets, and one in Herald Square, 6th Ave. near 35th Street.

Salto-Nuts, besides being delicious dainties, are real food: Price—mixed—\$2.25 the lb. Italian Chocolates (the bitter-sweet kind), \$1.50 the lb.

Supreme Chocolates, \$2.00 the lb. Matinee Idols (Nuttled Chocolates), \$2.50 the lb.

Every store serves Soda Fountain Specialties of all kinds—and one store, in Herald Square, serves luncheon and tea from noon until 7 P. M. every day.

"Hatch, he pays the parcel post."

Send for Booklet.

Sincerely yours, R. L. HATCH.

Herald Square, 6th Ave., at 35th St.

Telephone, Greeley 241.

**\$200 SEASHORE  
BUNGALOW LOTS, \$49**

Owing to living in California I am here now for the purpose of closing out all my suburban property at low than market prices. I have 100 bungalow lots for sale, each with a small house, and a regular \$200 seashore bungalow lot for sale. All lots are situated on the New York City and New Jersey shore, directly across the bay from Long Island, and opposite Great Neck. The lots are within five minutes of fine bathing beach, trolley line through the property and the station is a minute away. Great schools, churches, stores, etc. Easy monthly payments. For sale of this property and free books to visit same, address the undersigned or come Sunday, May 9th, 11 A. M. to 1 P. M. to 110 W. 24th St. and I will be glad to show you all my property and will be glad to show you all my property and will be glad to show you all my property.

STEWART E. BRUCE,  
110 W. 24th St., N. Y. C.  
Telephone 1447 Greiner.

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**OWN YOUR HOME**

and be your own landlord.  
Easier than most persons realize.

A Wonderful Assortment

of opportunities to either buy or lease upon which to build a home or buy one already built is offered the readers of To-Morrow's Sunday World.

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**Real Estate Offers**

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**Spoonful of**

**Grape-Nuts**

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# JOHN WANAMAKER

Broadway at Ninth, New York

Telephone Stuyvesant 4700

Store Hours 9 to 6

During this Sale the Store will remain open until 6 o'clock

## YES---

## The Great Sale continues Monday

**Everything in the Wanamaker Stores  
at 20 per cent. less**

(Except a very few articles on which prices are fixed by the makers)

It's going straight on—this People's Sale—accumulating momentum, volume and enthusiasm as it goes.

It's reaching homes all over the country. Visitors in New York from nearly every state are taking advantage of it.

Even better still—the movement is spreading into city after city, and town after town—where local stores are reducing their prices.

Letters and telegrams and telephone messages from stores near and far are asking permission to use our advertising and our name in making a "20 per cent. deduction on all our stocks, just as you have done in New York and Philadelphia."

Go to it! It will all help to break the iron backbone of high prices and bring them down.

## NO!

**We are not letting our stocks run out!**

In the first five days of May we have taken into our two stores \$2,703,876 (two and three quarter million dollars) of new goods which we have placed on sale marked just as they would be marked were no such sale going on—and offered subject to the 20 per cent. discount.

And we stand ready to buy a million dollars more a week if the goods are right and the prices meet ours.

This is the big news—get it straight:

The United Press and Associated Press and many special wire services have sent the news broadcast, and we are now getting a flood of clippings showing the widespread interest in the movement.

Even box manufacturers are co-operating by offering us a discount on package boxes during the sale.

And great manufacturers who at first were startled and looked on the whole scheme as a great impossible vision are now saying: "It looks as if you are really accomplishing the big thing. Let us know of a way to help you."

Everything you need—for yourself, your family, your home, for gifts to others—everything in all our twenty million dollar retail stocks—everything in the two big Wanamaker buildings—everything is offered at a deduction of 20 per cent. from the price at time of purchase.

**What's Happening in the  
Down-Stairs Store  
During the Sale at**

## 20 per cent. off

If you could hear the telephone calls, read the letters, and see the manufacturers that are offering us good merchandise underprice, you would have a better idea of the influence this sale is having. Many good opportunities are in prospect—the result of this effort to break the backbone of high prices.

WE are taking in new merchandise daily, marking it at regular prices, and offering it at 20 per cent. off. In many instances, we have taken in special purchases of low-price merchandise, marked them at average wholesale cost, and offered the lots to you at 20 per cent. off.

MANY housewives who were here the first day have been here many times since. "I'm stocking up the entire house," one of them said, "and I'll be back tomorrow." This is the way thinking people view the situation, and profit by the deduction.

THE May White Sale began a day before this 20 per cent. off was announced. White Sale prices are always less than regular; and now they are 20 per cent. lower still. The busy crowds around the counters tell the tale.

**Yes!  
Everything in the  
Down-Stairs Store  
Is 20 per cent. Off**

Except a very few articles  
restricted by manufacturers

ONE of the happiest features about this offer is the satisfaction expressed by the public. Hundreds of people tell us their appreciation daily; and the crowds that cover almost every foot of selling space bear evidence of their earnest co-operation.

FATHERS, mothers, sisters, brothers—everybody shares in this opportunity, because the regular Wanamaker stocks of good, dependable merchandise are yours to choose from at 20 per cent. off. Nothing is held back; that isn't the Wanamaker way.

MONDAY will be a good day to come. A day's rest will freshen up everybody, place things in order, and prepare the lower-price Down-Stairs Store for another happy, interesting day.

"I've saved on the very things I had to have," was one mother's comment. GOOD! A saving on necessary things is true economy.